



ENVIRONMENTAL BOARD AGENDA

Wednesday, July 29, 2026

Broadcast on Cable TV Channel 16
and northmetrotv.com/lino-lakes-stream

ADVISORY BOARD MEETING, 6:30 P.M.

Council Chambers (televised)

1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Public Comment (*sign-in prior to start of meeting per Rules of Decorum*)
4. Setting the Agenda: Addition or Deletion of Agenda Items
5. Approval of Minutes: May 27, 2026
6. Action Items
 - A. Robinson South Concept Plan
7. Discussion Items
 - A. Recycling Intern Updates

ADJOURNMENT

**CITY OF LINO LAKES
ENVIRONMENTAL BOARD MEETING**

DATE:	May 27, 2026
TIME STARTED:	6:29 p.m.
TIME ENDED:	6:53 p.m.
MEMBERS PRESENT:	Alex Schwartz, Lindsay Buchmeier, Mary Jo Stevenson, Danielle Berger, Jonathan Parsons, Elizabeth Larkin, Kelli Damiani
MEMBERS ABSENT:	None
STAFF PRESENT:	Thomas Hoffman, Jennifer Alderink, Maddey Gintner

1. CALL TO ORDER AND ROLL CALL

Mr. Schwartz called the Environmental Board meeting to order at 6:29 p.m. on May 27, 2026.

2. PLEDGE OF ALLEGIANCE

3. PUBLIC COMMENT

Mr. Schwartz declared open mike at 6:32 p.m. There were no public comments.

Mr. Schwartz closed public comments at 6:32 p.m.

4. SETTING THE AGENDA: Addition or Deletion of Agenda Items

Mr. Schwartz took a motion to approve the May 27th, 2026 agenda. Mr. Schwartz motioned to approve the agenda. Motion was seconded by Ms. Damiani. Motion carried 7-0.

5. APPROVAL OF MINUTES

Mr. Schwartz took a motion to approve the March 25th, 2026 minutes. Ms. Buchmeier motioned to approve the agenda. Motion was seconded by Ms. Stevenson. Motion carried 7-0.

DRAFT MINUTES

6. ACTION ITEMS

Tree Preservation Ordinance Updates

The City of Lino Lakes is evaluating updates to its Tree Preservation Ordinance to improve clarity, consistency, and overall effectiveness while continuing to protect the community's urban tree canopy. Staff began working with HKGi on updates to Section 1007.049: Screening, Landscaping, Buffer Yards, and Tree Preservation in January 2026. These updates were focused on the tree preservation elements within Section 1007.049 and are intended to simplify complicated and conflicting requirements while still maintaining roughly the same level of preservation. In particular, Staff, and HKGi are focused on adjusting the tree replacement calculation to make it easier for staff and developers to calculate.

As development continues throughout the City, the ordinance update is intended to simplify preservation requirements and create a more user-friendly process. Proposed updates also include revisions to ordinance definitions and terminology to improve clarity, consistency, and interpretation for property owners, developers, and city staff.

Trees and natural canopy are important components of the community's character and environmental health. Preservation of the existing canopy provides benefits including stormwater management, erosion reduction, and improved air quality. Maintaining tree canopy also supports neighborhood aesthetics and contributes to overall quality of life within the community.

The proposed ordinance updates are intended to balance environmental stewardship with reasonable use of private property. The revisions aim to establish clearer preservation standards and replacement requirements to help mitigate canopy loss when tree removal occurs while also improving predictability and consistency during development review and permitting processes.

The updates are intended to support the City's broader environmental and natural resource protection goals while ensuring the ordinance remains practical and administratively efficient.

Tom Hoffman, Environmental Coordinator for the City of Lino Lakes, introduced speaker Beth Richmond from HKGi, who will be going over some of the major changes to the Landscaping and Tree Preservation Ordinance language.

Ms. Richmond presented and was available for questions.

Based on the Proposed Removal Calculations table, Mr. Schwartz asked for clarification about the replacement requirement in an environmentally sensitive residential district. Specifically, he asked whether, if 100 caliper inches of significant trees were removed, the developer would be required to replace 30 caliper inches of trees.

Ms. Richmond said that they could remove 30 caliper inches or 30% without penalty, which equates to the Basic Use Area idea that was taken out. Beyond that, you would need to start replacing [trees].

Mr. Parsons asked if basic use with roads was 100 feet.

Mr. Hoffman clarified that the 100 feet was for residential. For commercial, it was the entire building footprint.

Mr. Parsons asked if that would include where you are putting that road or that 100 feet.

Ms. Richmond said that it is not specific to a location. She said that assuming you are building a road and need to take out trees, that would be a part of the equation.

Ms. Berger asked if the removal of undesirable trees specifically refers to new residents or developments and not flood plain areas or established neighborhoods. She noted that cottonwoods and silver maple trees are disappearing from flood plains, so these are species we want in the flood plains.

Ms. Richmond said that they were not necessarily talking about floodplains when they were thinking about [the tree removals], but they may need to clarify some of that language.

Mr. Hoffman said that the City's Shoreland and Flood Plain Ordinance supersedes that. He notes that the undesirable trees are unhealthier. All the ash trees are considered undesirable because they either have Emerald Ash Borer and are dead/will be dead. He said that cottonwoods and silver maples are probably the two big ones that the City needs to decide if they if they are considered undesirable or we want to put them on a prohibited planting list where you can't plant new ones but still have to mitigate for the replacement of those.

Ms. Larkin said that this discussion about undesirable trees is good, because a lot of what we are talking about is based on a snapshot in time. If we happen to have a bunch of oak trees get wiped out, would the recommendation be to replace those? The current language does not appear to reflect that because [oaks] are considered unhealthy. She notes that we would still want to replenish those oaks and keep our city green.

Mr. Hoffman said that the language in the Tree Preservation Ordinance would just be for developments, so if oak wilt went through a development before they developed it, they wouldn't have to mitigate for those trees that are on site that are dead.

Ms. Larkin said that she does not necessarily agree with that because we want to preserve Lino Lakes as a green place and if our trees are falling ill, she believes that we would want to replace them with younger, more diverse trees.

Mr. Hoffman said that if the property owner wanted to cut down every single tree on their property before they sold it to a developer, they could. If dead trees on the site were going to get removed anyways, [the developer] must still meet open space requirements. They would also need the boulevard, a buffer, and if it is for commercial property, they need canopy cover. He said that just because [the developer] is not mitigating for [the dead trees], they still go above and beyond on those sites. Mr. Hoffman goes on to say that it would be hard to enforce restoring dead trees because you would start to lose the value of the land and possibly face lawsuits.

Ms. Larkin wanted to clarify that the focus of the removal calculations is specifically looking at the development of the land and the certain threshold of trees, not undesirable trees or trees that are ill.

Mr. Hoffman confirmed that Ms. Larkin's statement was correct. Mr. Hoffman also noted that outside of our tree preservation, we have our open space, canopy cover, buffer, screening, and boulevard trees. The boulevard trees and mitigation trees are always going to be in addition to everything else. You can also get some overlap with open space and canopy cover.

Ms. Larkin asked if the Tree Preservation Ordinance would include not only a large development, but, say, a homeowner that wanted to put a shed in their yard.

Mr. Hoffman said that it would just be for new construction. He used the example of the commercial auto sales building that was proposed in the City. There were 12 trees on site and all 12 trees were in the basic use area for commercial development, so [the developer] could get rid of every tree on site. The developer is still putting some trees in, but they're not mitigating for those. Now they would be required to mitigate for the 50% (or whatever the City settles on), and then do their vehicular hardscape, their open space, and everything else. He said it would be piggybacking on what we've already got in place.

Ms. Berger commented as to whether the definition of undesirable and common trees can be written in with flexibility so changes can be made if diseases and pests become an issue with certain species of trees.

Mr. Hoffman said that a catch-all for that concern would be to have multiple different documents. One would be a code that the City is looking at revising and the other would be landscape guidelines that the City gives developers. The landscape guideline document can be changed at any time without going through public comments, City Boards, and City Council.

Ms. Berger inquired as to whether the landscape guidelines could be applied to common tree definitions as well.

Mr. Hoffman responded that he would could make the language consistent with landscape guidelines and pull that out.

Mr. Schwartz asked what the debate was with silver maples.

Mr. Hoffman said that silver maples are fast growing and tend to get poor branch unions because of how fast they grow. They can splinter and tear apart due to their size. The larger trees such as cottonwoods and silver maples tend to be maintenance nightmares for the City's outlet pipes, ponds, access for maintenance, etc.

Mr. Schwartz agrees with keeping the silver maples listed as undesirable for the reasons that Mr. Hoffman listed.

Ms. Berger asked if the tree classification has to be significant in order to be replaced.

Ms. Richmond said that all the trees listed as significant or specimen need to be replaced.

Mr. Schwartz asked how it would work with a development such as Nature's Refuge or Nature's Refuge North.

Mr. Hoffman said that a significant common tree would now be 12 inches, whereas previously it was 6 inches. He said that about 70-80% of the trees on Nature's Refuge and Nature's Refuge North were 6-10" popples. Those were the trees that went to fallow and they stopped maintaining, so those trees popped up tons of them because they weren't being maintained. This site was an example where the mitigation requirements outvalued the land for the current standards the City had. Mr. Hoffman noted that the thought is to try and allow more removals of the common trees, make the common tree be larger in size, and make it more significant than a 6" popple that doesn't have a ton of habitat or wildlife value.

Ms. Larkin asked who typically does the tree survey.

Mr. Hoffman said that the developer does the tree survey.

Mr. Larkin asked if anyone verifies the information that the developer submits.

Mr. Hoffman said that the City does verify the survey and that is why they asked for the electronic table.

Ms. Larkin asked if someone from the City physically goes out and looks at the property.

Mr. Hoffman said that someone from the City does go out and do a spot check on site. They especially pay attention to the trees that are in poor condition, undesirable, or diseased to confirm that they actually meet the categories or not.

Mr. Berger asked if there would be a benefit to having a distinction between the dead and poor categories when assessing the trees.

Mr. Hoffman said that the City talked about doing that. To make things easier, the City thought that going with 75% canopy cover would be a good measurement. If it is less than that, the tree would be considered in poor condition.

Ms. Berger asked if using that measurement would then categorize those trees as undesirable.

Mr. Hoffman responded that they wouldn't necessarily be considered undesirable in that case, but [the developers] wouldn't have to do mitigation for the dead trees or trees in poor condition.

Ms. Richmond said that some trees are exempt from being surveyed. These examples include trees that are a part of a commercial operation, such as a Christmas Tree Farm, a tree nursery, any trees that are transplanted from City property to City property, and trees that are within the right of way of major roadways.

Ms. Richmond also talked about finding ways to incentivize developers to save the best part of each site. She said that an option that they came up with is tree stands, or a larger group of trees, which is more valuable than a single tree on their own. The incentive is that for every quarter acre of a significant tree stand that is preserved, the City would reduce the requirement for tree replacement by 5%.

Mr. Hoffman also noted that developers often want to remove trees because of the need for fill beneath them. The idea is to try and incentivize them to keep those areas natural and bring fill in from somewhere else, which could save the developers mitigation credits in the future.

Mr. Schwartz wanted to confirm that if you have a 100 acre site and there are 5 acres of significant tree stands preserved, there would be no tree mitigation for that development based on the first incentive.

Mr. Hoffman said that we could put a cap on it, like we capped the specimen tree credit. You could do the cap up to a certain percentage.

Mr. Parsons said that he was asking if 5% was enough of an incentive. He believes that preserving a significant tree stand is sometimes more important than single oak tree here and there. He said it would lead to more green space and potentially open park space.

Ms. Berger said that if the developer is interested in something more restoration-related like an oak savannah to prioritize trees like healthy oaks, that could be a third incentive option. She noted that allowing flexibility for that if there is not a significant tree stand to be preserved should be taken into consideration.

Ms. Richmond said that the option mentioned by Ms. Berger was also part of the discussion. She said that as a part of the proposal, the areas that are being restored will not count against the developers as far as the removals go. That means that if you're going to restore the area, you can take out the trees you need to take out in order to restore it to prairie or oak savannah.

Mr. Hoffman said that the developers could go in and remove those trees and then restore the area to an oak savannah or whatever else and then mitigate at almost nothing because those aren't hurting them. Mr. Hoffman also said that a lot of it comes down to the fact that some of these larger developments are Planned Unit Developments (PUD) and with PUD, they have the flexibility to do the management plan instead.

Ms. Berger asked if the trees that will be replaced will be native trees or can they be non-native trees.

Mr. Hoffman said that the City has an approved planting list which is part of the landscape guideline. He said that the City does encourage native plants when replacing what was taken out. Mr. Hoffman did say that the hard part is trying to create diversity so there is not another elm, ash, or oak wilt issue.

Ms. Larkin asked if there are any state or federal grants out there that can help developers pay for some extra trees.

Mr. Hoffman said that he can't get funding from the state or federal to replace boulevard trees, so he said they won't do it for commercial projects.

Ms. Berger asked if there still could be an incentive for developers to plant native species.

Mr. Hoffman said that it would be hard to incentivize for native plants because if they do die, it would be almost impossible go back and require the developer to then replace the dead native species that they received 3x the credit for and then also require them to replace with more of something else. He suggested that the City could ask for a minimum percentage of trees that need to be a native. He said that the City could provide the developers with some alternate species that the tree nurseries have available.

Mr. Schwartz inquired as to what sort of influence the City has over the species that are planted based on local ecosystem factors.

Mr. Hoffman said that the City can influence it, but there are factors that come into play once the development occurs. He said that the site is not even remotely similar to what existed there before being developed, largely due to fill that they put in. For this reason,

only so many species can grow there at a success rate, which is why we see the same 12 perennials that are planted along the foundation in a commercial setting.

Ms. Richmond discussed the second incentive, which is a credit for specimen trees. This is proposed as a credit in inches at a ratio of two to one, so two inches of replacement for one inch preserved – capped at 50%. This would hopefully incentivize the developers to keep those big trees and create a design around them.

Ms. Richmond talked about the idea of a warranty. This would require that replacement trees would be healthy for two years onward from the date of landscape acceptance. If the trees are not healthy at that point, the developer would be required to replace them. From there, the replacement trees need to be guaranteed for 12 months.

Ms. Larkin asked if a replacement tree dies within those 12 months, does the warranty reset.

Mr. Hoffman said it would reset – forever and perpetuity.

Ms. Larkin asked if a tree keeps dying, is there an analysis done into why it keeps failing.

Mr. Hoffman said there are so many factors that go into why a tree keeps failing, so if it becomes a perpetual problem, they start looking into planting different species in its place.

Ms. Buchmeier asked if certain trees/shrubs keep dying, are the developers able to pay a fine and be done replacing them.

Mr. Hoffman said that is not an option because once we have the approved landscape plan, we hold an escrow from them so we have money if they decided they didn't want to do it themselves. The City would then go out and replace the tree/shrub until it was established. Once that landscape plan and mitigation numbers are approved by council, it's set in stone.

Ms. Buchmeier wanted to know if the .25 acres of trees mean .25 acres of solid trees, not just plantings here and there.

Mr. Hoffman clarified that it would be the canopy cover in one area.

Ms. Buchmeier asked if once the changes are adopted, they would be in place for all developments going forward.

Ms. Richmond said that code in general is adopted to anything moving forward. It does not apply to anything in the pipeline when that code is adopted.

Ms. Larkin asked if the City has ever taken an inventory of the types of groupings that we currently have in the City and at what rate they are being developed. She also inquired if they are being replaced.

Mr. Hoffman responded that the City gets the information on the private lands that are developed and they know about all of the trees that are on those sites. The City also knows what their boulevard/right of way trees are, but they don't know what trees are on private property until they develop.

Ms. Larkin inquired as to whether we have a good handle on the different groves that we have within the City that we might be losing, and if we're replacing those groves.

Mr. Hoffman said that as things develop, we know exactly the amount of trees, the canopy cover, and species in the City, but we don't know what landscape is dying on private property other than dead ash trees.

Ms. Larkin said that she's more concerned that groves are being cut down due to development and that they are not being replaced in equal fashion.

Mr. Hoffman said that that is what tree preservation calculations are for. He noted that because of the houses or commercial developments going in, we can't necessarily replace all the landscape taken out, so they are replacing the trees at 25% to 100% depending on the type of mitigation.

Ms. Larkin asked if there is any evidence of displacement becoming an issue for certain animals due to tree loss.

Mr. Hoffman responded that it depends on the animals. A lot of animals do better with human interference. Animals like turkeys, deer, wood ducks are generally not bothered by human disturbance. Animals with bigger ranges, like black bears, are likely to be displaced more.

Ms. Berger wanted to know if we could prioritize preserving contiguous habitat that already exists on a site.

Mr. Hoffman said preserving contiguous habitat is what they already looked at doing.

Mr. Schwartz makes a motion to approve the recommendations for the Tree Preservation Ordinance Updates. Mr. Schwartz motioned to approve the recommendations. Mr. Parsons seconded that motion. Motion passes 7-0.

7. DISCUSSION ITEMS

A. Recycling Intern Updates

Mr. Hoffman introduced Maddey Gintner, the new Lino Lakes Recycling Intern. Ms. Gintner provided some information on her educational background and what she is doing in her role. She also gave an update on the recycling program.

8. ADJOURN

Ms. Schwartz took a motion to adjourn the meeting at 6:53 p.m. Ms. Buchmeier motioned to adjourn. Ms. Stevenson seconded the motion. Motion passes 7-0.

Respectfully submitted,

Jennifer Alderink – Office Specialist

ENVIRONMENTAL BOARD ITEM 6A

STAFF ORIGINATOR: Tom Hoffman, Environmental Coordinator

DATE: July 29, 2026

REQUEST: Robinson South PUD Concept Plan Review

CASE NUMBER: PZC2026-0011

APPLICANT: Twin Cities Land Development

OWNER: Robinson Landscaping

BACKGROUND

The applicant, Twin Cities Land Development, is proposing a master planned development located on the south side of Main Street (CSAH 14), east of Sunset Avenue NE (County Road 53), and north of Carl Street. The proposed development is bordered by Blaine to the west. The development contains approximately 149.52 gross acres and consists of mix of residential housing and a proposed school. Including 55' wide lots (130), 65' wide lots (178), 80' wide lots (8), and row townhomes (73) for a total of 389 units.

Future land use applications may include:

- AUAR Mitigation Plan
- Rezoning property from R, Rural to PUD, Planned Unit Development
- PUD Preliminary Plan/Preliminary Plat
- PUD Final Plan/Final Plat

This staff report is based on a review of the following documents:

- Applicant Narrative prepared by TCLD, LLC, dated July 13, 2026
- Robinson South Concept Plan prepared by Alliant Engineering, dated July 13, 2026
- Geotechnical Evaluation Report prepared by Braun Intertec, dated September 13, 2026

ANALYSIS

Current Zoning and Land Use

Current Zoning	R, Rural
Current Land Use	Agricultural
Future Land Use per 2040 Comp Plan	Low Density, Medium Density, High Density, Planned Residential, Commercial
Utility Staging Area	2019-2025

Current Proposal

The attached applicant's narrative provides a detailed description of the project. Per the narrative, "Single Family (316 homes), Row townhomes (73), for a total of 389 homes."

Residential

The applicant is proposing the following mix and number of housing types:

Housing Type	# Units
Single Family 55' lots =	130
Single Family 65' lots =	178
Single Family 80' lots =	8
Row Townhomes =	73
Total Number of Units =	389

The proposed development consists of residential/institutional development at the high-profile intersection of Main Street and Sunset Avenue NE, providing a gateway into the community. Land use decreases in intensity as the development distances from the intersection, transitioning into single family residential with stormwater ponding and open space. Public trail system is shown within the development connecting from Main Street and running through open space to the public park system consistent with the Master Plan.

Institutional

17-acres are being proposed for a private school for the planned residential commercial area, which closely follows the Lino Lakes Main Street Master Plan. This area is a future

phase that currently does not have a specific school and will be determined by developers.

General Site Characteristics

The 149.52-acre site is predominately used for agricultural purposes (sod farm) and (row crops) to the east with existing ditch systems running through the site, and a building for the sod operations. Along with the existing ditch system there are 8 wetlands shown on site as well and are shown on the wetland delineation. A majority of the site also falls within the designated flood plain.

Land Cover

Vegetative land cover for the site is comprised primarily of a monoculture of grass from sod farming. Portions of the site are exposed soils periodically due to the strip farming for sod. There is limited diversity of species throughout the site with turf grass predominantly being the main form of ground cover. The western edge of the property is wooded with a mix of coniferous and hardwood trees for a buffer and screen for the existing home.

Some wetland species exist along the ditch corridor; however, most vegetation is comprised on reed canary grass and other invasive species through that corridor.

Soils

Soils consist of topsoil, fill, and alluvial deposits. Samples varied widely throughout the project site. Areas show higher concentrations of organic matter transiting into very little organic matter through out the site. Soil was consistently wet throughout the site.

Based on the soil boils provided, onsite infiltration will be limited due to the layer of silty clay and high groundwater levels.

Groundwater was also observed throughout the site at a depth of 2-12'. The existing ditches have open water consistently and generally will be at the level of corresponding groundwater throughout the site. Lean clay soils have the potential to trap pockets of groundwater at higher elevations throughout the site.

Onsite sandy soils appear to be suitable for use as fill onsite. Some of the onsite material will likely require moisture conditioning prior to reuse and compaction. Based on gradation of selected soil samples the sand (SP) is fine grained sand with silt. Soils are not conducive to infiltration but will drain slowly.

Rare, Unique, or Significant Resources

The applicant is in the process of completing a survey for endangered plant species within the site.

During the AUAR, the DNR identified state-listed plant species having the potential to be affected with proposed development. A qualified surveyor will need to determine if suitable habitat exists within the area of impact.

The DNR also required specific mitigation measures to avoid impacts to state-listed threatened Blandings turtles. A Blandings turtle mitigation plan will be required with future development plans.

Tree clearing activities will be restricted to the winter months (November 1- March 31) to limit impacts to nesting species. If winter tree clearing is not feasible, technical consultation with the USFWS may be required. Tree removal is also subject to the City's tree preservation requirements. Tree clearing on this site should be minimal as no large significant trees are present.

A Bald Eagle nest has been observed within the AUAR north of Main street. The developer is in contact with US Fish and Wildlife to determine what if any mitigation measures or buffers are required.

The development shall implement the Conservation Design Framework, which includes conservation of Environmentally Sensitive Areas, buffering these natural resources, and establishing greenway corridors throughout the AUAR area.

Stormwater Management

Stormwater BMP's will be constructed in accordance with the City, RCWD, and MIDS requirements. Based on the soil borings and high ground water level, it is likely infiltration will not be feasible on the project site. Stormwater ponding must meet City requirements for both rate control, volume, and water quality. Stormwater reuse will be mandated to be evaluated as part of the development.

The concept plan includes several stormwater ponds throughout the development. City engineer will evaluate stormwater management to confirm it meets existing City code and the AUAR mitigation measures for stormwater as laid out in the mitigation plan.

Flood Plain

The majority of the site is within the FEMA floodplain. Any potential impacts to the proposed floodplain as part of the development will be required to meet City of Lino

Lakes and RCWD approvals. RCWS approvals are required specifically to the RCWD's 100-year floodplain.

Floodplain alteration will require submittal of appropriate letter of map change to FEMA to document changes to the floodplain boundaries.

Grading and construction of storm water management best management practices (BMP's) are permissible with the flood plain. Any filling of floodplain will require mitigation and FEMA approval.

Current plans show an updated map of the floodplain with compensatory storage. Final calculations of compensatory storage will be required with future submittals to verify there are no impacts on adjacent properties as part of the development.

Shoreland District

The project location is not located within a shoreland district.

Wetlands

The Rice Creek Watershed District (RCWD) administers the Wetland Conservation Act (WCA) for this area. Any wetland impacts will need to be approved by RCWD. Wetlands preserved on site will need to meet RCWD and City buffer requirements.

There are 8 wetlands identified on site. Five of the wetlands onsite are associated with the adjacent ditches and private ditch sections.

Three of the wetlands are currently with the farmed area of the parcel and can be seen with turf grass in the wetland area. These areas are farmed and disturbed every year, likely leading to no wetland vegetation and very little wildlife habitat. Inventory of plant species should be completed within these wetlands as part of the rare plant survey.

Any impacts to wetlands onsite are required to meet WCA requirements and provide mitigation. There may be opportunities for onsite mitigation within the floodplain storage areas. Otherwise, an approved wetland mitigation and banking plan will be required.

Greenway System, Parks, and Trails

The 2040 Comprehensive Plan shows a greenway corridor with a park and trail system along this area. The middle of the site has AC JD 10-22-32 running north/south through the site. This area has a proposed trail section and maintenance corridor that will act as

green space. There is also stormwater ponding/open space adjacent to Main Street providing an east/west corridor for wildlife.

Tree Preservation

A Tree Preservation and Mitigation Plan will be required for existing trees that are proposed to be removed. Minimal significant trees currently exist on site; survey will confirm if any significant trees are proposed for removal.

Tree removal should be planned for the dormant season over winter (November 1-March 31) to reduce impacts to nesting or migrating species.

Tree removal will need to follow tree preservation requirements as outlined in City Code 1007.049. Tree preservation protection and mitigation will be required for trees that are remaining onsite.

Landscaping

Boulevard trees are required at the rate of one (1) tree per lot frontage for single-family and two-family lots. Townhomes and multi-family properties require one tree per 70 feet of linear feet of road frontage. Open areas shall be landscaped. Landscape screening and buffers shall be installed along CSAH 14/Main Street.

Noise mitigation techniques and berms along CSAH 14/Main Street may be required at the time of development. The landscape plans shall comply with Section 1007.043 (17), Required Screening, Landscaping, and Buffer Yards of the zoning ordinance.

Tree mitigation will be required after reviewing the tree preservation table. Mitigation planting shall take place onsite to offset trees removed.

Environmental Review Considerations

This area is part of the Lino Lakes Main Street AUAR. As part of the AUAR, an Environmental Assessment Worksheet (EAW) will be required. The process operates according to rules adopted by the state's Environmental Quality Board (EQB). The EAW document is designed to provide a brief analysis and overview of the potential environmental impacts for a specific project and to help the City, referred to as the Responsible Government Unit (RGU), determine whether an Environmental Impact Statement (EIS) is necessary. The questions contained within the document are established by the EQB.

The EAW is not meant to approve or disapprove a project but is simply a source of information to guide other approvals and permitting decisions. In fact, it is one of the

advantages to larger scale development projects. Preparation of the EAW will help inform you about the design of the project before the submittal of a formal development application.

The public comment period lasted for 30 days. During that period, written comments to the City were accepted. At the end of the 30-day period, the City reviewed all of the public comments, as well as the content of the EAW to determine whether the project needs further changes or analysis. The City will prepare a written response to all substantive comments received during the public comment period. The AUAR was adopted by City Council in August of 2025.

The project will be subject to meeting all city requirements, along with specific conditions laid out within the AUAR. The AUAR mitigation plan will be used when reviewing the development to ensure that it meets the requirements of the document, as well as aligning with the Master Plan. Staff will review the mitigation plan and request additional information needed.

Drinking Water Protection

The site is not within the Lino Lakes Drinking Water Supply Management Area (DWSMA). City sewer and water will be extended to service the proposed development.

The Minnesota Well Index indicated two wells within the proposed project area. Proof should be provided of the well sealing and septic system removal if a septic system existed.

RECOMMENDATIONS

Staff have the following recommendations for consideration by the board:

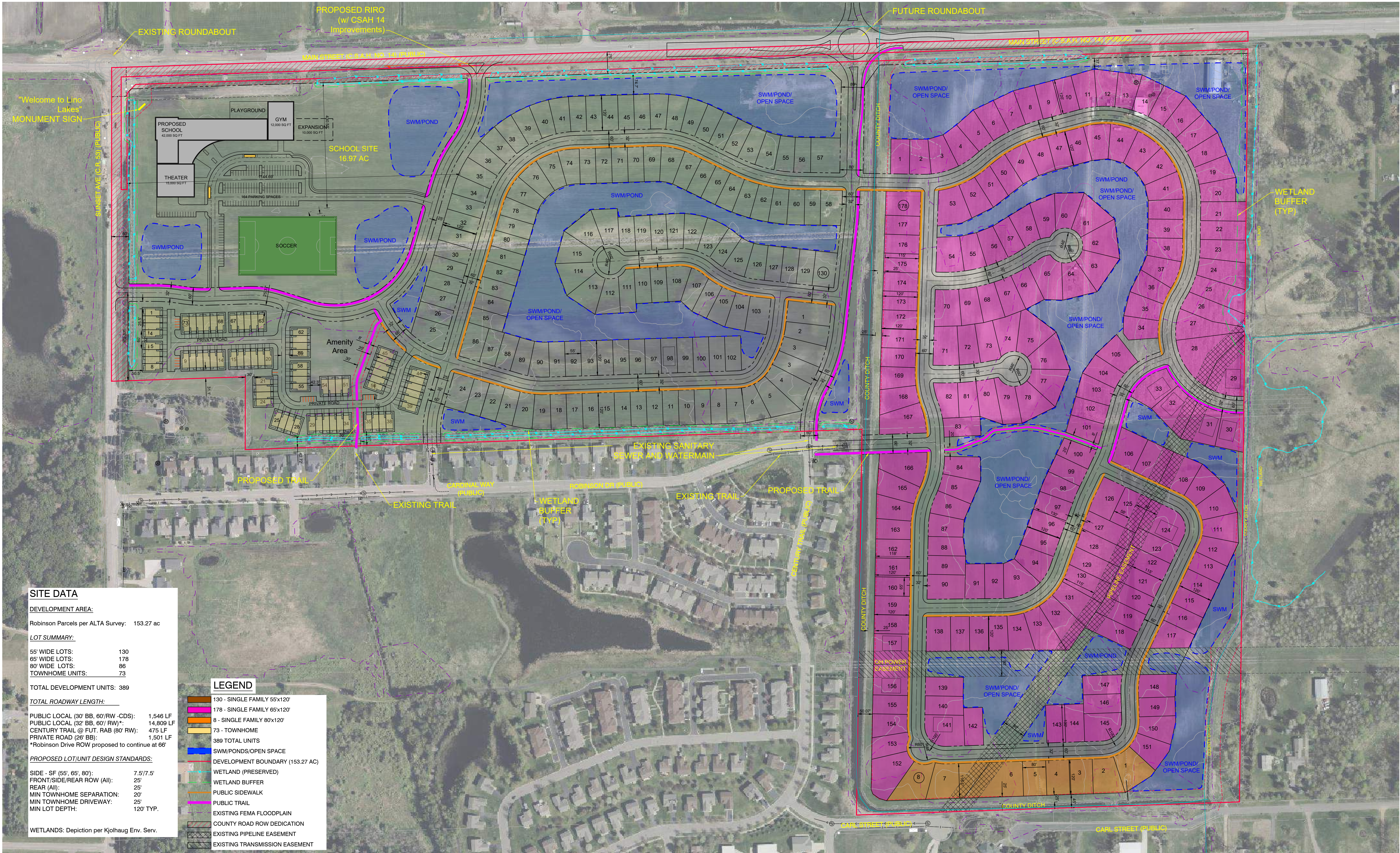
1. An erosion control plan will be submitted to the city for the proposed development and will require compliance with the City's erosion and sediment control standards.
2. A SWPPP will be required for the project, ensure that the SWPPP meets all requirements on the NPDES permit including section 5.1-5.26.
3. The project will disturb more than an acre of soil and will be required to obtain an NPDES permit. Proof of permit shall be required before construction.
4. Refer to the AUAR Mitigation plan for specific requirements within the proposed project area. The area falls within the Lino Lakes Main Street AUAR and will be required to meet the mitigation requirements.
5. Floodplain alterations will require submittal of appropriate Letter of Map Change to FEMA to document changes to floodplain boundaries.
6. Provide totals for floodplain fill and impacts within the project area along with calculations for compensatory storage being provided.

- a. Calculations and modeling will need to be verified that changes to the floodplain do not impact adjacent properties up or downstream of the project.
7. Follow sequencing process of wetland avoidance, minimization, and mitigation as outlined in the Wetland Conservation Act (WCA). If wetlands are altered, follow the applicable City of Lino Lakes, WCA, RCWD, and USACE Permitting.
 - a. Provide totals of wetland impacts, both permanent and temporary.
 - b. Include wetland banking mitigation form.
8. Stormwater management BMP's shall be constructed in accordance with City, RCWD, and MIDS requirements.
 - a. Developments are encouraged to use best practices to reduce chloride uses in snow and ice removal.
9. City Engineer will review stormwater management requirements to confirm they meet all requirements.
10. Evaluation of the feasibility of stormwater reuse for all developments will be required as part of the AUAR.
 - a. The City recommends planting native and drought tolerant species to minimize irrigation requirements.
11. Provide maintenance and access bench for ACD system 10-22-32. A 20-foot buffer will be maintained on each side of the ditch as required by RCWD to allow for regular maintenance.
12. A DNR temporary water appropriation permit will be required for any dewatering needed for construction.
13. Invasive species will be controlled during site construction. Additionally, appropriate measures will be taken to control the spread of invasive species during construction and landscaping. Refer to the AUAR mitigation sheet for additional information.
14. If applicable, tree clearing activities will be restricted to winter months (November 1- March 31). If winter tree clearing is not feasible, technical consultation with the USFWS may be required.
15. Boulevard trees are required at the rate of one (1) tree per lot frontage for single family and two-family lots.
 - a. Townhomes and multi-family properties require one tree per 70 feet of linear feet of road frontage.
 - b. Open areas shall be landscaped. Landscape screening and buffers shall be installed along CSAH 14/Main Street.
16. Reseed herbaceous areas with native seed mixes where possible to avoid impacts to the monarch butterfly and rusty patch bumble bee.
17. Many state-listed plant species were identified by the DNR having potential to be affected by the proposed development scenarios.
 - a. A qualified surveyor will need to determine if suitable habitat exists within the activity of impact.
 - b. Conduct a survey prior to any project activities. The survey will determine next steps for avoidance, minimization, and permitting.

18. DNR required specific mitigation measures to avoid impacts to state-listed threatened Blandings turtle.
 - a. Limit erosion and wetland impacts.
 - b. Check bare ground, trenches, holes, and depressions during construction activities.
 - c. Develop a Blanding's turtle mitigation plan.
19. Consult with USFWS to determine appropriate mitigation strategies for activities near the Bald Eagle nest.
20. Implement Conservation Design Framework, including conservation of ESA's and buffering natural resources.
21. Any native plantings that are being installed should have a management plan and maintenance schedule moving forward. Areas that will be maintained by the HOA should develop a management plan.
22. Minimize blue light, up light, and backlight to the extent practicable.
23. Master plan shall show 180' set back from Main Street. Current plans show anywhere from 78-37'.
24. Provide a 20' wide landscaped buffer in the backyards of homes adjacent to Main Street. Current design with set back and narrow stormwater ponding will not meet this requirement.
25. Current plans show lots ending prior to ACD 10-22-32. This area should either be put into an outlot or covered by easements. Work with Rice Creek on final design.
26. Existing stormwater pond on the SE corner of the roundabout appears to be removed with the proposed school design. This pond may change shape and location but still needs to provide function for the drainage in that area.
27. Include a map showing the areas of flood plain storage with overall calculations for the entire site.
28. HWL should be contained outside of private property and contained within the basins and buffer areas.
29. Wetland buffers should all be located outside of lots, currently shown wetland buffers in rear yards.
30. Confirm all WMC areas throughout the project area. The east side of the project appears to be within the WMC and would require additional buffering.
31. Lot 29 shows buffer going into the side of the building pad. Lot 29 likely needs to be removed.
32. Are wetlands along Sunset Avenue and Main Street being protected with the project or mitigated. With the addition of pedestrian facilities and site grading, it doesn't seem feasible to protect those wetlands.
33. Drainage will need to be maintained along the county ditch system.

ATTACHMENTS

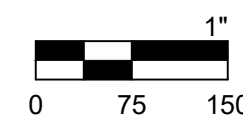
1. Concept Plan - Aerial
2. Project Narrative



ROBINSON SOUTH - CONCEPT PLAN

LINO LAKES, MINNESOTA

Revision D



Date: 2026-07-13
Drawn By: TLM/MPR





Concept Plan Submittal Narrative Robinson South, Lino Lakes, Minnesota July 13, 2026

Twin Cities Land Development is pleased to make application for Concept Plan review for the Robinson Property south of Main Street. We are interested in obtaining feedback and direction from the Commissions, City Council and City Staff regarding the development proposal. The concept has been developed in consideration of the City's recent completed Main Street Master Plan and AUAR. Included in this narrative are key items from the City Checklist.

DEVELOPMENT TEAM / CONSULTANTS:

Developer:

TCLD Land Holdings, LLC

Ben Schmidt, President

ben@tclanddev.com (612) 716-3047

Angela Meyer, Senior Development Manager

anglea@tclanddev.com (714) 501-7482

4800 Olson Memorial Highway, Suite 100
Golden Valley, MN 55422

Surveyor/Land Planning/Engineering/Landscape:

Alliant Engineering, Inc.

733 Marquette Avenue, Suite 700

Minneapolis, MN 55402

Wetlands:

Kjolhaug Environmental Services, Inc.

2500 Shadywood Road, Suite 130

Orono, MN 55331

Environmental/Geotechnical:

Braun Intertec

11001 Hampshire Avenue South

Minneapolis, MN 55438

PROPERTY / DEVELOPMENT SITE INFORMATION:

Legal Description:

The Northeast Quarter of the Northwest Quarter of Section 7, Township 31, Range 22, Anoka County, Minnesota.

The Northwest Quarter of the Northwest Quarter of Section 7, Township 31, Range 22, Anoka County, Minnesota.

EXCEPT the south 250 feet of the west 460 feet thereof,

ALSO EXCEPT that part of the Northwest Quarter of the Northwest Quarter described as follows:

Commencing at

the Northwest corner of said Northwest Quarter Section 7; thence South 00 degrees 03 minutes 04 seconds West

assumed bearing along the west line of said Northwest Quarter, a distance of 60.07 feet; thence North 88 degrees

10 minutes 44 seconds East, a distance of 33.02 feet to the easterly right of way of County Road 53 and the point

of beginning; thence South 00 degrees 03 minutes 04 seconds West along said easterly right of way, a distance of

360.00 feet; thence South 89 degrees 56 minutes 56 seconds East, a distance of 20.00 feet; thence North 00

degrees 03 minutes 04 seconds East, a distance of 330.63 feet; thence North 44 degrees 06 minutes 54 seconds

East, a distance of 43.10 feet to the southerly right of way of County Road No. 14; thence South 88 degrees 10

minutes 44 seconds West along said southerly right of way, a distance of 50.00 feet to the point of beginning there

terminating, Anoka County, Minnesota.

The Northwest Quarter of the Northeast Quarter of Section 7, Township 31, Range 22, Anoka County, Minnesota.

The Southwest Quarter of the Northeast Quarter of Section 7, Township 31, Range 22, Anoka County, Minnesota.

EXCEPTING from the above described land, Parcel 19, Parcel 20 and Parcel 21, Anoka County

Highway Right-of-way

Plat No. 50.

Abstract Property

Address: 310 Main Street, Lino Lakes, MN.

<u>PIDs:</u>	073122220001	= 35.3509 acres
	073122210001	= 39.0331 acres
	073122120001	= 38.9757 acres
	<u>073122130001</u>	<u>= 39.9127 acres</u>

Total Acres	= 153.2724 acres
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Concept Plan Submittal

Robinson South

July 13, 2026

Page 2 of 9

Existing Site Description

The development site is currently in use as part of the Robinson Landscaping, Inc. sod farm agricultural use. The property also includes a residence and buildings used for operation of the sod farm. The site topography is very flat with multiple ditches to provide drainage and an irrigation source.

The property is bound by Main Street (CSAH 14) to the north and Sunset Ave (CR 53) to the west. The County has previously requested 75-feet of Right of Way dedication from the centerline of Main Street and 60-feet of Right of Way dedication from the centerline of Sunset Avenue; both requests are depicted on the Concept Plan.

Other roadway access points have been provided to the property through the Century Farm development to the south at Cardinal Way, Robinson Drive, and Century Trail. Additionally, a pedestrian trail has been stubbed to the property from Century Farm Addition to the south, just west of the Cardinal Way street connection.

Adequate public water and sanitary sewer is available to the property from Century Farm development to the south at Cardinal Way, Robinson Drive, and Century Trail.

The development site has been historically used for agriculture and currently has no significant tree removal required to construct the development.

Braun Intertec performed a Geotechnical Evaluation Report, dated July 13, 2026, on the site. The results are summarized below, with peat levels ranging from 0.5-feet to 8-feet in depth and water levels ranging from 4-feet to 9-feet in depth.

Table 1. Subsurface Profile Summary*

Strata	Soil Type - ASTM Classification	Range of Penetration Resistances	Commentary and Details
Topsoil / Swamp Deposits	PT, OL, CL, SM	N/A	▪ Mostly peat with lesser amounts of organic clay, lean clay, and silty sand. ▪ Thicknesses at boring locations ranged from about 1/2 to 8 1/2 feet. ▪ Black and dark brown in color. ▪ Moisture condition generally moist.
Alluvial Deposits	SP, SP-SM, SM, ML	2 to 14 BPF	▪ Mixture of poorly graded sand, poorly graded sand with silt, silty sand, sandy silt, and silt. ▪ Generally brown to gray in color. ▪ Moisture condition generally moist to wet.

*Abbreviations defined in the attached Descriptive Terminology of Soil sheet.

Land use and Zoning Designations

The development property is guided for several different land uses within the City's 2040 Comprehensive Plan and per City's recently approved Main Street Master Plan including:

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Planned Residential/Commercial.

Land uses for properties adjacent to the site are guided with consistent uses:

- To West: City limits with Blaine (Lino Lakes land use N/A)
- To North: Includes a combination of the 4 land uses on the development site
- To East: Low density residential
- To South: Medium density residential

The development site is currently zoned entirely as R - Rural. The requested zoning for the site will establish a PUD zoning for the entire development site, compatible and consistent with the City's goals and objectives for the property.

The zoning for the properties abutting the site include:

- To West: City limits with Blaine (Lino Lakes zoning N/A)
- To North: R - Rural
- To East: R - Rural
- To South: PUD (mixed residential neighborhood)

DEVELOPMENT FEEDBACK REQUEST

Proposed Development Plan Summary

The applicant proposes to provide the City of Lino Lakes with a mixed-use development that includes a variety of residential housing options catering to all spectrums of consumers and to satisfy the market demand and a private K-12 school. The housing styles will be grouped together within clusters or pods as follows:

- 55-feet wide single-family lots (min lot area = 6,600 sf)
- 65-feet wide single-family lots (min lot area = 7,800 sf)
- 80-feet wide single-family lots (min lot area = 9,600 sf)
- Row style townhomes

The proposed typical single family lot design standards include:

- 25' front yard setback
- 25' rear yard setback
- 7.5' side yard setback (interior)
- 25' side yard setback to ROW

The proposed typical townhome design standards include:

- 25' minimum driveway length
- 20' minimum building separation
- 25' setback to public ROW
- 30' setback to perimeter property line (to south/west)

Other miscellaneous proposed design standards include:

- 60' minimum typical neighborhood roadway ROW (public)
 - 30' back to back road width – cul-de-sac roadway
 - 32' back to back road width – typical residential roadway
- 80' minimum ROW - north segment of Century Trail connection to future RAB
- 26' back to back road width – private roadways
- County road ROW dedication:
 - 75' wide half ROW - CSAH 14
 - 60' wide half ROW – CR 53
- Right in right out (RIRO) connection to CSAH 14
- Connections to existing roadway stubs from Century Farm development
- Proposed public roadway and utility extension to land east of the development site.
- 8' wide bituminous trails – location shown in plan
- 5' wide sidewalk along 1 side of non-cul-de-sac roadways
- Preservation of many onsite wetland/ditch areas with proposed buffers in accordance with RCWD requirements
- 25' minimum width easement adjacent to the county ditch.
- Construction of substantial ponding and lake areas that will be an amenity to Main Street view corridor and to the various housing types proposed within the project. The main county ditch system will be preserved and protected while the newly created ponding and lakes will provide for stormwater management goals and floodplain mitigation.
- Future school to be final designed and approved through future land use application – conceptual school design shown in provided plan
- Provision of an easement (or outlot) for creation of a “Welcome to Lino Lakes” monument sign in the northwest corner of the project in the southeast quadrant of Main Street and Sunset Ave
- Project proposes Public Open space along county ditch and in public trail segments outside public right of way.

Proposed Land Use / Density Summary

The base density range for the property has been estimated from the Main Street Master Plan established land uses. The net developable area was calculated ranges by deducting non-developable areas from gross land area for the existing property. The density ranges from a minimum of 489 units to a maximum of 711 units at full development. This base density range was then used to create the required Theoretical Yield Plan. See following calculations for the current land use base density range for the property:

Land Use & Yield Breakdown - Existing / Theoretical Max Density														
Land Use	Gross Area	Preserved***	Major / County ROW	County Roadway Pond Easement	Pipeline Easement	Transmission Easement	Public Open Space	County Ditch/ Easement	Net Area	Density Range	Unit Range (Low)	Unit Range (High)	Proposed Units	Resulting Density
LDR	81.76	0.21	1.45		3.54	2.51		5.71	68.35	1.6-3.0	109.4	205.0	205	3.00
MDR	9.36	0.35	0.24						8.77	4.0-6.0	35.1	52.6	52	5.93
HDR	46.45	0.15	1.83						44.47	6.0-8.0	266.8	355.8	356	8.00
Planned Res/Comm - 80%Res	12.57	0.29	2.01	0.54					9.73	8.0-10.0	77.8	97.3		0.00
Planned Res/Comm - 20%Comm	3.14	0							3.14	NA				
Totals	153.27	0.99	5.53	0.54	0.00	0.00	0.00	5.71	134.45	NA	489	711	613	4.56
* Area Excludes Wetland Overlap Area, Does Include Transmission and Ditch Easement Overlaps														
** Area Excludes Pipeline Easement Overlap, Does Include Ditch Easement Overlap														
*** Area Only Includes Wetland Area Outside of Major / County Road ROW/Dedication														

The proposed Concept Plan provides for a total of 389 units on the site.

- 55-feet wide Single Family Lots: 130
- 65-feet wide Single Family Lots: 178
- 80-feet wide Single Family Lots: 8
- Row Townhomes: 73
- **TOTAL HOUSING UNITS: 389 UNITS**

The proposed plan does propose density below the current density range for the property per the 2040 Comprehensive Plan. The project does propose density within the target range for the Low and Medium Density areas but the plan has less units in the High Density area. The project also is proposing a school in replacement of the Comprehensive Plan Planned Residential / Commercial area along with converting some High Density Residential to School. The proposed 389 units does result in a net density of 3.18 units/ acre for the entire property, see following table for calculation:

Land Use & Yield Breakdown - Proposed															
Land Use	Gross Area	Preserved *** Wetlands	Major/ County ROW	County Roadway Pond Easement	Pipeline * Easement	Transmission ** Easement	Public Open Space	County Ditch/ Easement	Floodplain Compensatory	Net Area	Density Range	Unit Range (Low)	Unit Range (High)	Proposed Units	Resulting Density
LDR	81.76	0.21	1.45		3.54	2.51	1.64	5.71	4.29	62.42	1.6-3.0	99.9	187.3	186	2.98
MOR	9.36	0.35	0.24				0.10			8.66	4.0-6.0	34.7	52.0	47	5.42
HDR	46.45	0.15	1.83				0.58		5.70	38.19	6.0-8.0	229.1	305.5	156	4.08
Planned Res/Comm - 80% Res	12.57	0.29	2.01	0.54						9.73	8.0-10.0	77.8	97.3		0.00
Planned Res/Comm - 20% Comm	3.14	0								3.14	NA				
Totals	153.27	0.99	5.53	0.54	0.00	0.00	2.32	5.71	9.99	122.14	NA	441	642	389	3.18
* Area Excludes Wetland Overlap Area, Does Include Transmission and Ditch Easement Overlaps															
** Area Excludes Pipeline Easement Overlap, Does Include Ditch Easement Overlap															
*** Area Only Includes Wetland Area Outside of Major / County Road ROW Dedication															

HOUSING TYPE EXAMPLES

55' wide single-family lots



65' wide single-family lots:



80' wide single-family lots:



Row style townhomes:



TIMING/PHASING/STAGING

The entire site will be mass graded in one phase to allow for the creation of the storm water ponds and lakes. Development of the neighborhood clusters with utilities and streets will be completed in multiple phases based on market demand.

Mass grading is anticipated to begin Winter 2026/27 with the first phase of utilities and streets completed by Summer/Fall 2027. Home construction to immediately follow phase 1 infrastructure completion in 2027 with a full build out of the community taking place over four to five years.

CONCLUSION

The applicant respectfully requests feedback and direction on the concept plan and planned unit development from the Commissions, City Council and City Staff. We believe the concept plan will allow for a development that is consistent with City's goals and objectives for this area and create a community that will enhance Lino Lakes and the surrounding area.